

## BOARD MEMBERS

**Robert E. Thomas**

Chairperson

**Vivian Teague**

Vice Chairperson

**Robert G. Weed**

Council District 1

**Elois Moore**

Council District 3

**Jacqueline Grant**

Council District 4

**Emmanuel Calzada**

Council District 6

**Kwame Finn**

Council District 7



**JAMES W. RIBBRON**

Director

**City of Detroit**

**Board of Zoning Appeals**

**Coleman A. Young Municipal Center**

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**Detroit, Michigan 48226**

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**REGULAR MEETING OF JANUARY 30, 2018  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR  
COLEMAN A. YOUNG MUNICIPAL CENTER**

### MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **January 30, 2018** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

### BOARD MEMBERS PRESENT:

- (1) Elois Moore, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Vivian Teague, Board Member
- (4) Robert G. Weed, Board Member
- (5) Jacqueline Grant, Board Member
- (6) Emmanuel Calzada, Board Member
- (7)

### BOARD MEMBERS ABSENT:

### MINUTES:

Board Member Moore made a motion to approve the minutes for January 23, 2017 and with corrections

Affirmative: Mr. Thomas, Calzada, Weed, Finn  
Ms. Grant, Teague, Moore

Negative: None

### PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

Director Ribbon informed the Board of outstanding Hardship Relief Cases that should be dismissed as he has contacted the petitioners by registered mail on January 15, 2018 as to their intention to pursue the appeals. Five out of the six have not responded and therefore should be dismissed.

- |                            |  |
|----------------------------|--|
| 1. 1600 E. Outer.          | Used Motor Vehicle Sales Lot                   |
| 2. 520 Gratiot             | Advance Warning System Uplink (Billboard sign) |
| 3. 13800 W. Seven Mile Rd. | Restaurant                                     |
| 4. 7507 Seven Mile         | legalize Tire Repair                           |
| 5. 14201 W. Eight Mile     | Used Car Sales                                 |

**ACTION OF THE BOARD:** Ms. Teague made a motion to **Dismiss Hardship Relief Petitions due to lack of activity. Support by Ms. Moore.**

Affirmative: Mr. Weed, Calzada, Thomas, Finn  
Ms. Moore, Teague, Grant

Negative:

**HARDSHIP RELIEF CASES DISMISSED**

9:15 a.m.

**CASE NO.: 82-17**

**APPLICANT: Jim Saad**

**LOCATION: 2520 Michigan Ave. Between: 17<sup>th</sup> St. and 18<sup>th</sup> Ave. in a B4 Zone (General Business District) – Council District #6**

**LEGAL DESCRIPTION OF PROPERTY:** N MICHIGAN 347 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 77.47 IRREG

**PROPOSAL:** Jim Saad requests a variance of Traditional Main Street Overlay (TMSO) standards for an existing Restaurant and Bar on a 5,697 square feet lot with a 1,852 square foot building in a Traditional Main Street Overlay District (TMSO) in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for variance from Traditional Main Street Overlay standards, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; and for loading and setback requirements; a variance to allow excessive height of a Greenwell and, a variance to allow a Window with no Transparency along Michigan Avenue each in a TMSO; after a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Sec. 61-4-81 of this Code. (Sections 61-11-313. Design standards and guidelines for Traditional Main Street Overlay Areas, TMSO Building site relationship; placement and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Calzada made a motion to **GRANT** Dimensional waivers and variance of TMSO standards for an existing Restaurant and Bar on a 5,697 square feet lot with a 1,852 square foot building in a Traditional Main Street Overlay District (TMSO) in a B4 zone (General Business District). Support by Board Member Weed.

Affirmative: Mr. Weed, Calzada, Thomas, Finn

Negative: Ms. Moore, Teague, Grant

**DIMENSIONAL AND TMSO STANDARDS WAIVED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.**

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There being no further business to be transacted, Board Member Calzada motioned that the meeting be adjourned. Board Member Teague seconded this motion which was unanimously carried and the meeting adjourned at 11:36 a.m.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON  
DIRECTOR

JWR/atp